

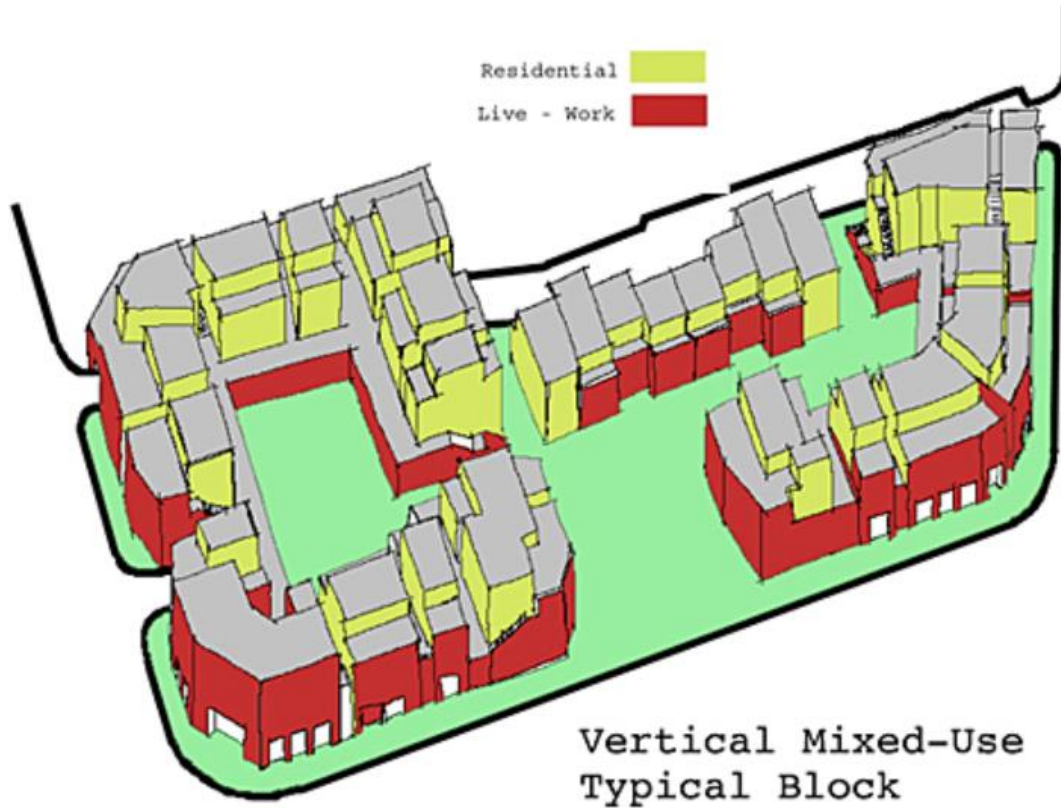


Mixed Use Zoning NB & CB Districts

February 28, 2022



“Mixed Use” Zoning



Mixed Use Development: A development of two or more compatible land uses, such as residential, office, retail, recreational, and light industrial.
– *Grafton Zoning Bylaw Section 2 (Definitions); June 20, 2020*

Image Credit: <http://www.placemakers.com/2013/04/04/mixed-up-on-mixed-use/>

Mixed Use Zoning – Neighborhood Business & Community Business Zoning Districts | February 28, 2022

Town of Grafton Planning Department



“Mixed Use” Zoning



“Mixed Use” Zoning



“Mixed Use” Zoning

PRINCIPAL USES

DISTRICTS

Business Uses	A	R40	R20	RMF	NB	CB	I	OLI	VMU-SG	VMU-WS	VMU-TV	VMU-GW	FP	WSPO
21. Mixed Use	N	N	N	N	N	N	N	N	Y	Y	Y	Y	N	N

Least Restrictive



Most Restrictive

Use Codes:

Y: Allowed “By Right”

P: Plan Review

S: Special Permit & Plan Review

N: Not Allowed



“Mixed Use” Zoning

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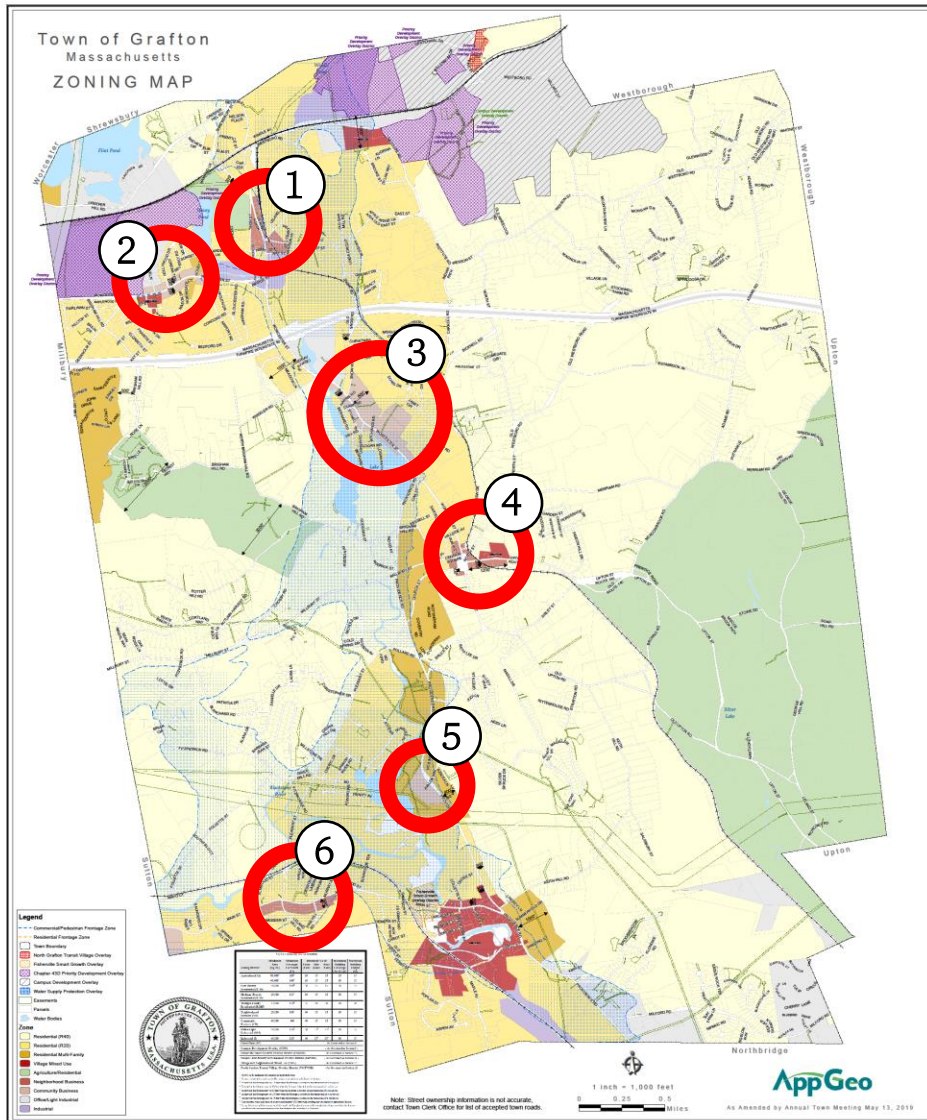
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District Intents and Purposes

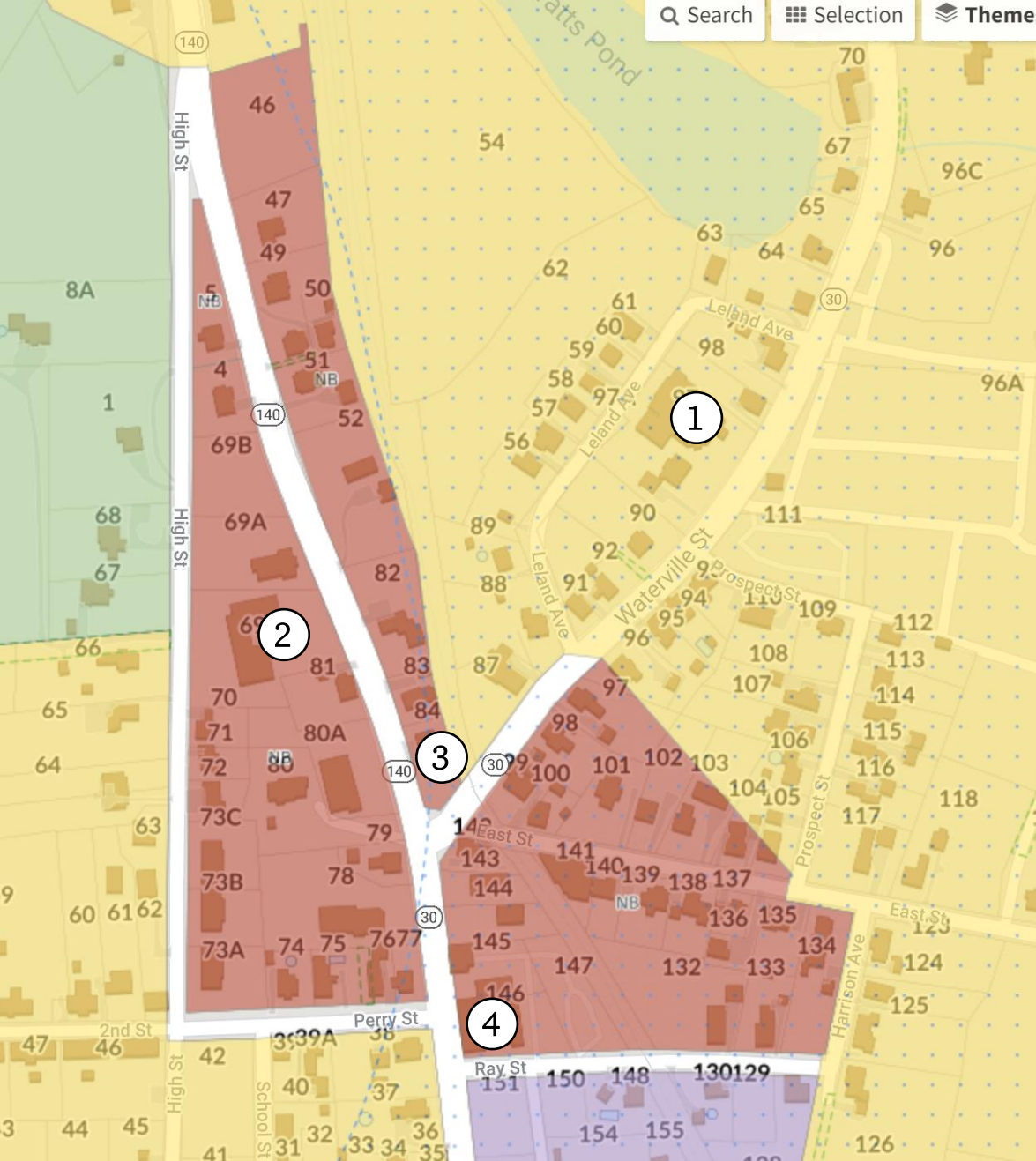


3.1.5.5 Neighborhood Business (NB): To provide sites for **small scale business** development for local and transient services compatible with **low and medium density residential** development within village settings which through landscaping and design or through preservation, enhance the natural landscaping and historic environs; at the same time protecting any existing views, minimizing the visibility of parked cars, **avoiding the appearance of commercial strips** as well as congestion in the abutting streets and ways, and **retaining the character** and the quality of life in the **small New England village**. The above purposes are, however, mitigated by the overriding goal of protecting the town's ground water resources.

3.1.5.6 Community Business (CB): To provide sites for **businesses that serve the entire town** which, through proper siting, landscaping and design, create amenities and **avoid the appearance of commercial strips**, and adverse impacts on abutting streets and uses. The above purposes are, however, mitigated by the overriding goal of protecting the town's ground water resources.

–Grafton Zoning Bylaw Section 3.1.5 (District Intents and Purposes); June 20, 2020





1) New England Village Neighborhood

- 1: St. Mary's Parish
- 2: St. Andrew's Episcopal Church
- 3: Ed's Auto Sales and Services Center
- 4: Post Office Pub

Zoning District: Neighborhood Business



New England Village Neighborhood



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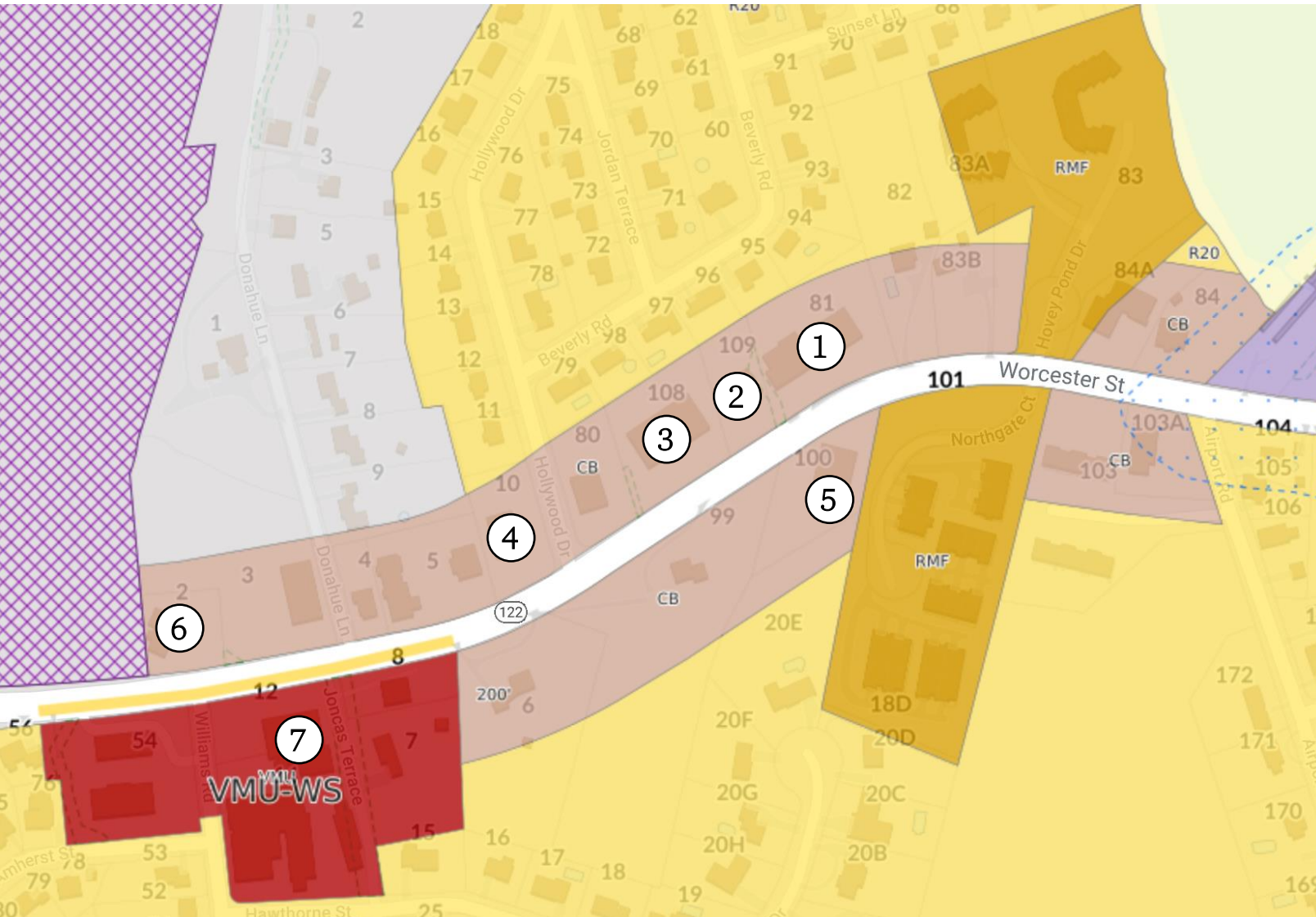
New England Village Neighborhood



New England Village Neighborhood



2) Worcester Street North Commercial



- 1: Reunion Tap and Table
- 2: Princess Nails
- 3: Grafton Pizza
- 4: Lucente Jewelers
- 5: Five Star Liquors
- 6: Foreign Auto Repair
- 7: Pub 122

Zoning District: Community Business





Worcester Street North Commercial



Worcester Street North Commercial



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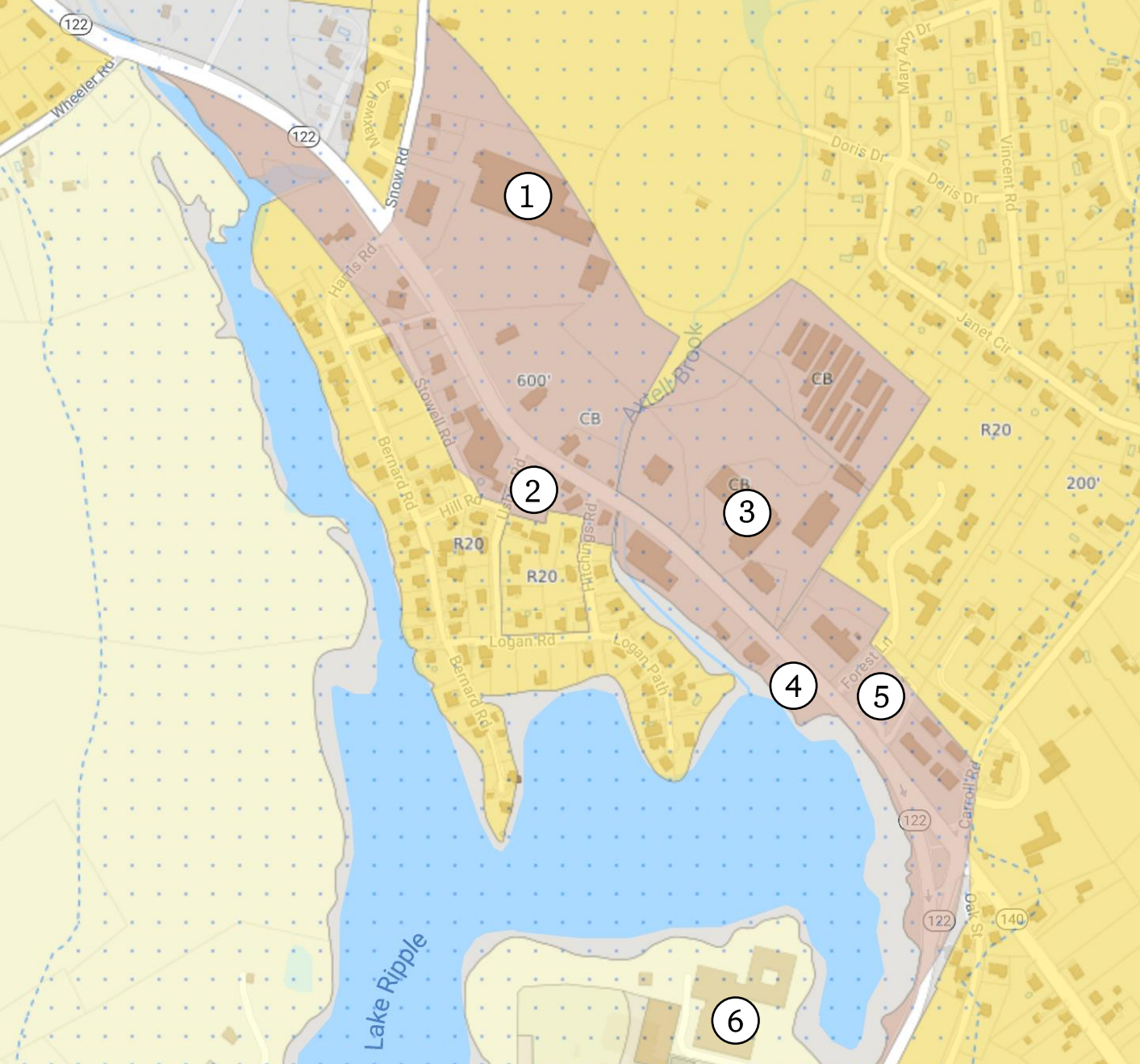
Town of Grafton Planning Department

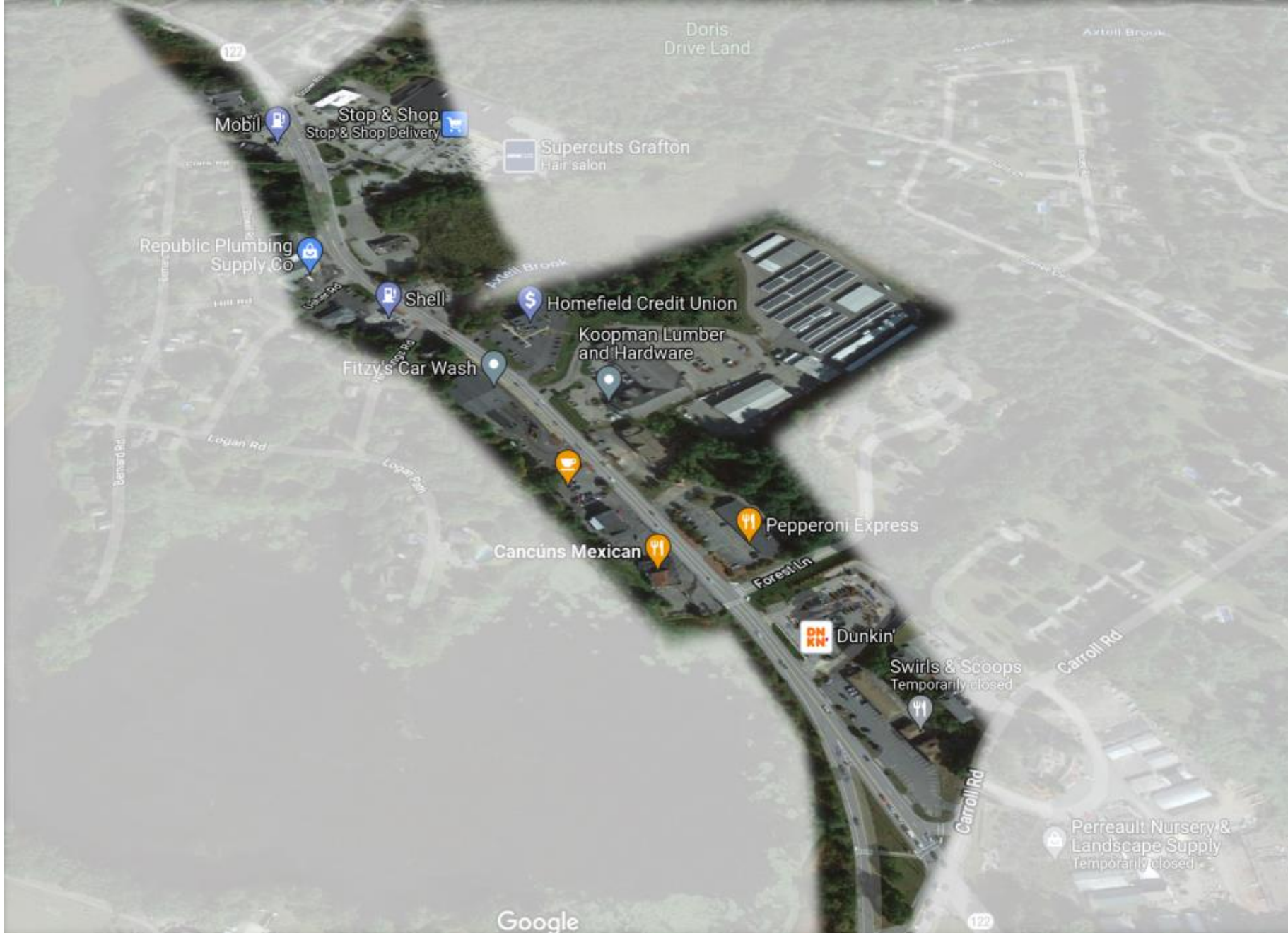


3) Worcester Street South Commercial

- 1: Stop & Shop
- 2: Unibank
- 3: Koopman Lumber
- 4: Cancun's
- 5: Dunkin Donuts
- 6: Grafton Middle School

Zoning District: Community Business





Google



Worcester Street South Commercial



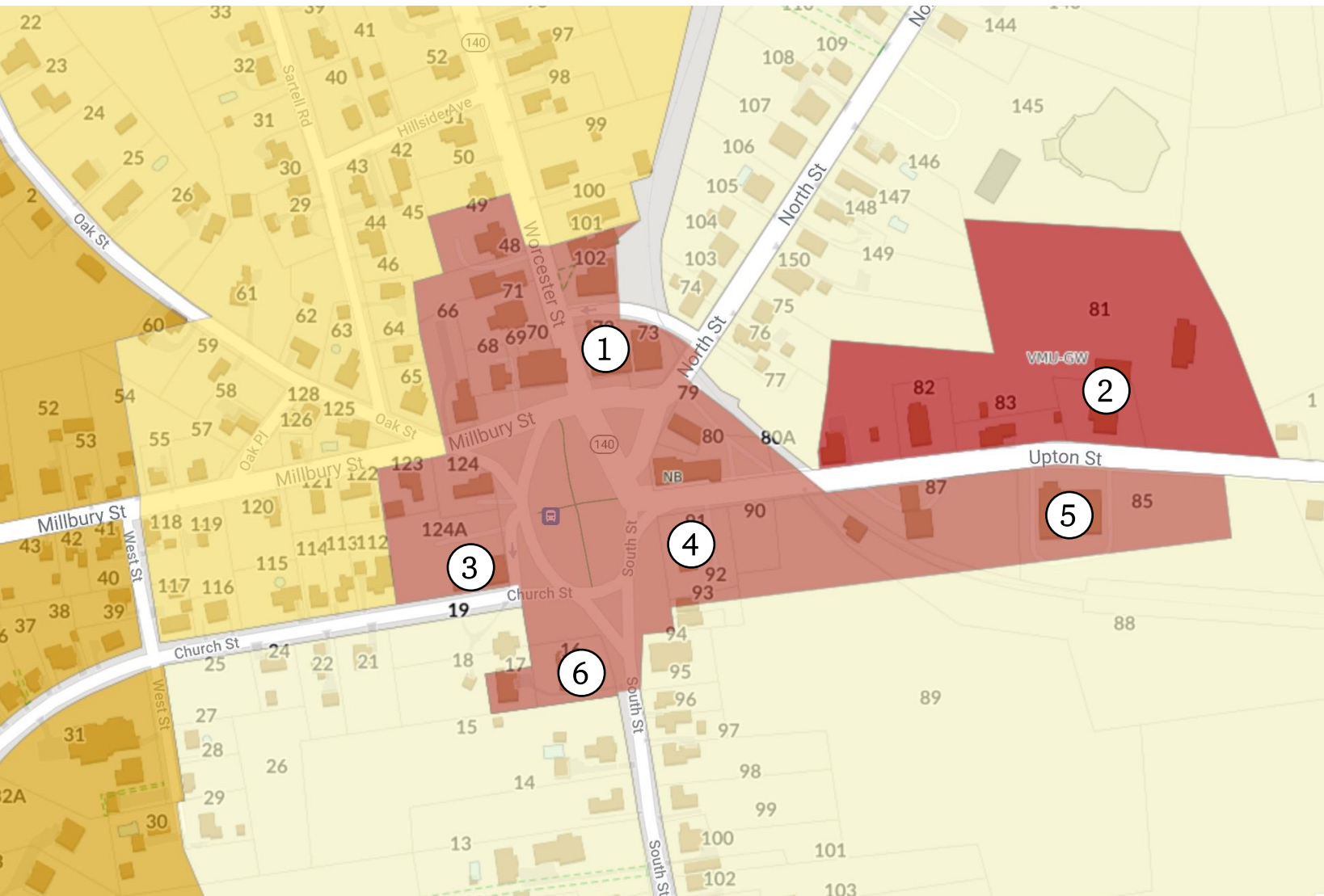
Worcester Street South Commercial



Worcester Street South Commercial



4) Grafton Common



- 1: 1 Grafton Common
- 2: Old DPW Garage
- 3: Congregational Church of Grafton
- 4: Grafton Public Library
- 5: Grafton Fire Department
- 6: JCSI

Zoning District: Neighborhood Business





Grafton Common



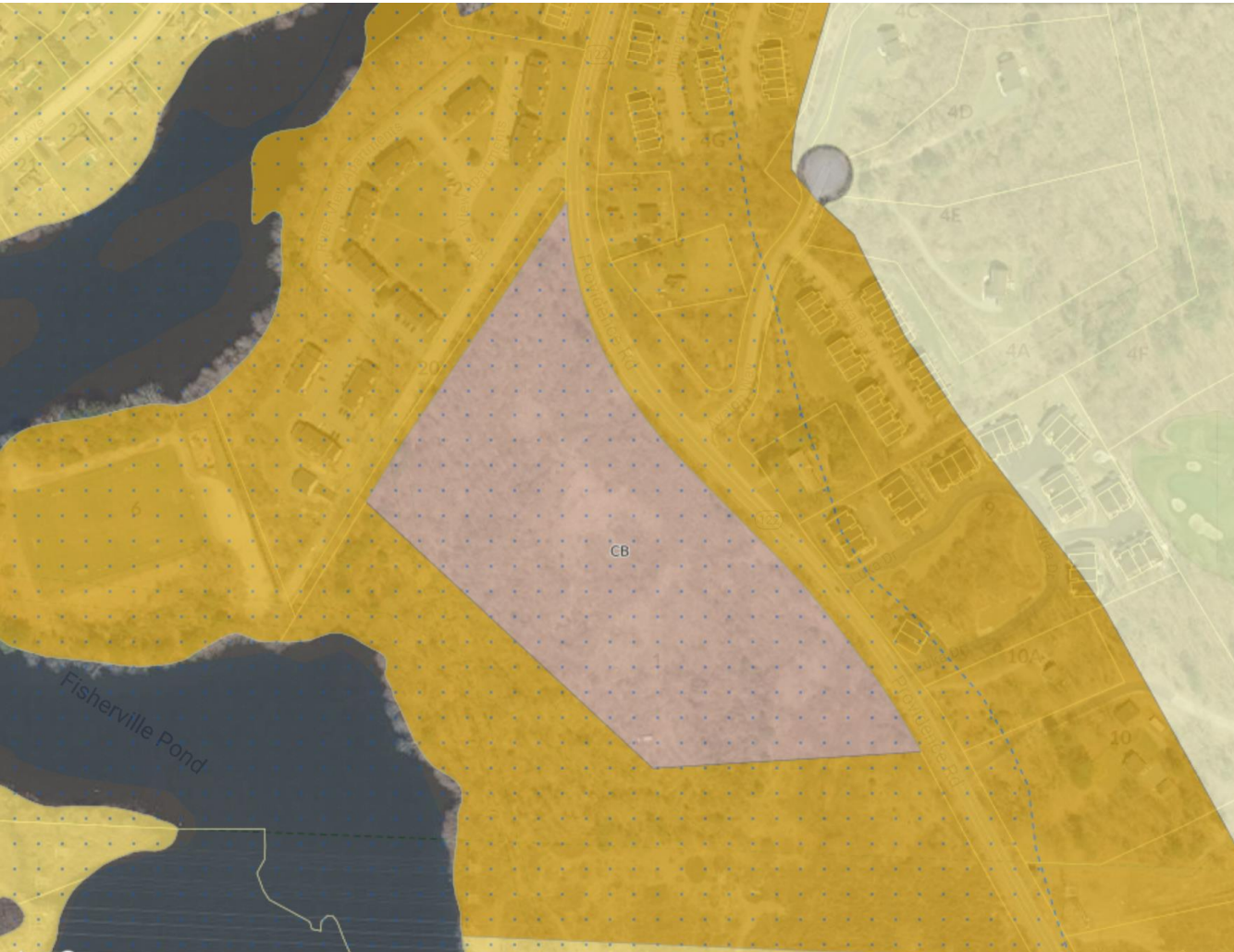
Grafton Common



Grafton Common



5) 188 Providence Road



Zoning District: Community Business

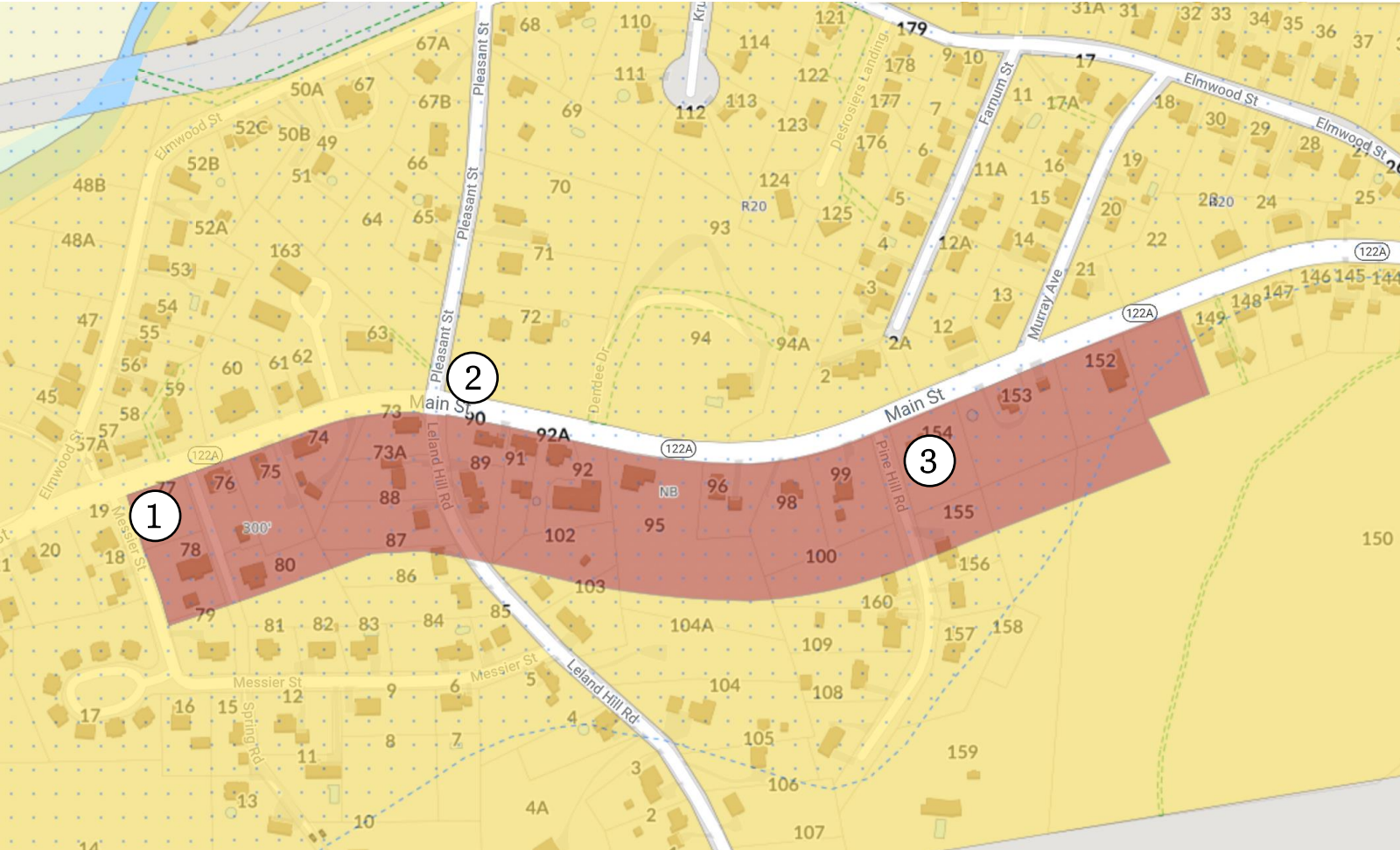




188 Providence Road



6) Main Street Commercial



- 1: Village Dairy
- 2: First Bite Café & Pizza
- 3: Magnaflow Exhaust

Zoning District: Neighborhood Business





Main Street Commercial



Main Street Commercial



Main Street Commercial





THANK YOU

Questions/Discussion

